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ST 5073942
Apr 18 2006

This instrument prepared by:

David Katz

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Doc#: 0623333135 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/21/2006 10:42 AM Pg: 1 of 4

ABSTRACT FOR RECORDERS USED ONLY

SPECIAL WARRANTY DEED INDIVIDUAL

This indenture made this 14 day of July, 2006.

WITNESSETH, that Runaway Bay at Palatine, Inc., an Illinois corporation duly authorized to transact business in the State of Illinois, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Atanas Chtereve, Grantee, does CONVEY and WARRANT to the Grantee, and to the heirs and assigns, forever, all the following described real estate, situated in the County of Cook and State of Illinois known as and legally described in Exhibit A attached hereto and made a part thereof (the "Unit").

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the revision and revisions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, the heirs and assigns forever.

The tenant of the Unit, if any, either waived or failed to exercise the right of first refusal or option or had no right of first refusal or option with respect to the Unit.

The Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, the heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby grant are, or maybe, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, IT WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes and installments of special assessments not yet due and payable;
- (b) the Illinois Condominium Property Act;
- (c) the Declaration of Condominium Ownership for Runaway Bay at Palatine Condominium, including all Exhibits thereto, as amended from time to time;
- (d) covenants, restrictions, agreements, conditions and building lines of record;
- (e) easements existing or of record;


480
C.2.

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Property of Cook County Clerk's Office


FP 103034
0008850
REAL ESTATE TRANSFER TAX

0000028919

REVENUE STAMP

 COUNTY TAX
 AUG. 16. 06
 REAL ESTATE TRANSACTION TAX
 COOK COUNTY

FP 103032
0017700
REAL ESTATE TRANSFER TAX

0000028809

STATE OF ILLINOIS

 AUG. 16. 06
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

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- (f) leases of or licenses with respect to portions of the Common Elements, if any;
- (g) existing leases and tenancies, if any, with respect to the Unit;
- (h) applicable zoning and building laws and ordinances;
- (i) and encroachments, if any; and
- (j) acts done or suffered by Grantee.

Permanent Index Number: 02-12-206-039 and 02-12-211-002

IN WITNESS WHEREOF, said Grantor has caused its name to be sent to these presents by its _____ President on the day and year first above written.

Runaway Bay at Palatine, Inc., an Illinois corporation

By: David Katz

Its: _____ President

State of Illinois)
) SS
 County of Cook)

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DAVID KATZ, the _____ President of Runaway Bay at Palatine, Inc., an Illinois corporation, (the "Corporation") personally known to be to be the same person whose name is subscribed to the foregoing instrument as such _____ President, appeared before me this day and person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of the Corporation, for the uses and purposes therein set forth.

GIVEN under my hand this Notarial seal this 14 day of July, 2006.



MAIL TO: Marc Rubin
3100 Dundas Rd #402
Northbrook, IL
60062

SEND SUBSEQUENT TAX BILLS TO:
A James Chisom
 (Name)
2829 Jackson
 (Address)
Arlington Heights, IL
 (City, state, zip code)
60004

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 ST5073942 VNC
STREET ADDRESS: 1025 BAYSIDE DRIVE, UNIT T-1025
CITY: PALATINE **COUNTY:** COOK
TAX NUMBER: 02-12-206-039-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT T-1025 IN RUNAWAY BAY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF U. S. ROUTE 12, WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE NORTHERLY ALONG SAID WEST LINE, A DISTANCE OF 1041.6 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1029.78 FEET TO A POINT ON SAID NORTH LINE THAT IS 296.79 FEET WESTERLY OF (MEASURED ALONG SAID NORTH LINE) THE EAST LINE OF SAID NORTHEAST 1/4, BEING ALSO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WILKIE ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 591.98 FEET TO A POINT ON A LINE THAT IS 727 FEET NORTHERLY OF (MEASURED ALONG THE EAST LINE THEREOF) AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4, SAID POINT BEING 282.95 FEET WESTERLY OF (MEASURED ALONG SAID PARALLEL LINE) THE EAST LINE OF SAID NORTHEAST 1/4; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 357.45 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 34 DEGREES 55 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 122 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 24 DEGREES 30 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 605.45 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF U. S. ROUTE 12; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 312.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527610080, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-25 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 527610080.